

THE CITY OF
COLUMBUS

ANDREW J. GINTHER, MAYOR

DEPARTMENT OF
DEVELOPMENT**Zoning Report**

Site Information

Address	214 E SYCAMORE ST
Mailing Address	2130 TREMONT CTR COLUMBUS OH 43221-3110
Owner	MAINS WILLIAMS A SMITH BRIAN P
Parcel Number	010012911
In Columbus?	Yes
County	FRANKLIN

Zoning Information

Zoning	Z72-055, Residential, R2F, 6/21/1972, H-35
Historic District	German Village
Short North Special Parking Area	Out
Council Variance	None
Board of Zoning Adjustment (BZA) Variance	BZA16-129, Passed
Commercial Overlay	None
Planning Overlay	None
Graphics Variance	None
Area Commission	None
Historic Site	No
Flood Zone	Out
Airport Overlay Environs	None

Pending Zoning Action

Zoning	None
Board of Zoning Adjustment (BZA) Variance	None
Council Variance	None
Graphics Variance	None

Board of Zoning Adjustment Application

757 Carolyn Avenue, Columbus, Ohio 43224
Phone: 614-645-7433 • www.bzs.columbus.gov

BZA18-006
214 E. Sycamore Street

OFFICE USE ONLY

Application Number: BZA18-006 Date Received: 1-16-18
Application Accepted by: [Signature] Fee: \$320
Commission/Civic: GERMAN VILLAGE
Existing Zoning: R-2F
Comments: _____

TYPE(S) OF ACTION REQUESTED (Check all that apply):

☒ Variance ☐ Special Permit

Indicate what the proposal is and list applicable code sections: ADD VARIANCES TO BZA#16-129 (8-22-17)
• 3332.38 PRIVATE GARAGE (F1) TO ALLOW A PRIVATE GARAGE TO EXCEED 700 SF TO 1120 SF
• 3312.49 REQUIRED PARKING TO PROVIDE 2 OFF STREET PARKING SPACES
FOR 214 SITE ON 223 SITE.

LOCATION

Certified Address: 214 E SYCAMORE ST. City: COL Zip: 43206

Parcel Number (only one required): 010-012911-00

APPLICANT (If different from Owner):

Applicant Name: WILLIAM B HUGHS Phone Number: 614-221-2724 Ext.: _____
Address: 750 MONTWICK ST. City/State: COL OH Zip: 43206
Email Address: HUGHSBILL@GMAIL.COM Fax Number: NONE

PROPERTY OWNER(S) ☐ Check here if listing additional property owners on a separate page

Name: WILLIAM A. MAHLS Phone Number: 614-269-6029 Ext.: _____
Address: 214 E SYCAMORE ST. City/State: COL OH Zip: 43206
Email Address: BMAHLS@COLUMBUS.PR.COM Fax Number: NONE

ATTORNEY / AGENT (Check one if applicable): ☐ Attorney ☐ Agent

Name: _____ Phone Number: _____ Ext.: _____
Address: _____ City/State: _____ Zip: _____
Email Address: _____ Fax Number: _____

SIGNATURES (All signatures must be provided and signed in blue ink)

APPLICANT SIGNATURE [Signature]
PROPERTY OWNER SIGNATURE [Signature]
ATTORNEY / AGENT SIGNATURE [Signature]

PLEASE NOTE: Incomplete information will result in the rejection of this submittal.
Applications must be submitted by appointment. Call 614-645-4522 to schedule.

THE CITY OF
COLUMBUS

DEPARTMENT OF BUILDING
AND ZONING SERVICES

Board of Zoning Adjustment Application

757 Carolyn Avenue, Columbus, Ohio 43224
Phone: 614-645-7433 • www.bzs.columbus.gov

AFFIDAVIT

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Chad M. Draheim
of (1) MAILING ADDRESS 560 E. Town Street, Columbus, OH 43215

deposes and states that (he/she) is the applicant, agent, or duly authorized attorney for same and the following is a list of the
name(s) and mailing address(es) of all the owners of record of the property located at

(2) per ADDRESS CARD FOR PROPERTY 214 E. Sycamore Street, Columbus, OH 43206

for which application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building and
Zoning Services, on (3) _____

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME
AND MAILING ADDRESS

(4) William A. Mains & Brian P. Smith
214 E. Sycamore Street
Columbus, OH 43206

APPLICANT'S NAME AND PHONE #
(same as listed on front application)

William Hugus
(614) 221-2724

AREA COMMISSION OR CIVIC GROUP
AREA COMMISSION ZONING CHAIR
OR CONTACT PERSON AND ADDRESS

(5) German Village Commission (Cristin Moody)
50 W. Gay Street
Columbus, OH 43215

and that the attached document (6) is a list of the **names and complete mailing addresses**, including **zip codes**, as shown on
the **County Auditor's Current Tax List or the County Treasurer's Mailing List**, of all the **owners of record of property**
within 125 feet of the exterior boundaries of the property for which the application was filed, **and all of the owners of any property**
within 125 feet of the applicant's or owner's property in the event the applicant or the property owner owns the property contiguous to
the subject property

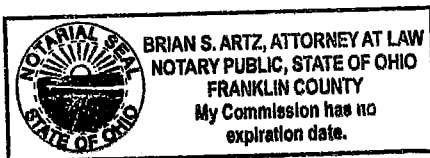
(7) SIGNATURE OF AFFIANT

Chad M. Draheim

Sworn to before me and signed in my presence this 15th day of January, in the year 2018

Notary Seal Here

(7) SIGNATURE OF NOTARY PUBLIC



My Commission Expires _____

PLEASE NOTE: Incomplete information will result in the rejection of this submittal.
Applications must be submitted by appointment. Call 614-645-4522 to schedule.

APPLICANT:

William Hugus Architects Ltd.
c/o Bill Hugus
750 Mohawk St.
Columbus, OH 43206

SURROUNDING PROPERTY OWNERS:

Kevin O'Brien & Michael Colaiacovo
or Current Occupant
3405 Heritage Oaks Dr.
Hilliard, OH 43026

Nicholas & Jessica Brosky or
Current Occupant
609 City Park Ave.
Columbus, OH 43206

Edward Jekot Jr. or
Current Occupant
217 Lear St.
Columbus, OH 43206

David & Michele Whitaker or
Current Occupant
640 S. Fifth St.
Columbus, OH 43206

Deborah L. Jaeger or
Current Occupant
3746 W. Gulf Dr.
Sanibel, FL 33957

John & Angela Petro or
Current Occupant
231 Sycamore St.
Columbus, OH 43206

Marlyn C. Day or Current Occupant
40 Poplar St.
Huron, OH 44839

SUBJECT PROPERTY OWNERS:

William Mains & Brian Smith
214 E. Sycamore St.
Columbus, OH 43206

Edward & Joann Merkle or
Current Occupant
970 Jaeger St.
Columbus, OH 43206

Philip & Kimberly Barger or
Current Occupant
1262 W. 1st Ave.
Columbus, OH 43212

Gary L. Helf or Current Occupant
1236 Elkhorn Dr.
Blacklick, OH 43004

Amy J. Weiss or Current Occupant
632 S. Fifth St.
Columbus, OH 43206

Kevin Helton & Megan Smith or
Current Occupant
644 S. Fifth St.
Columbus, OH 43206

Kentwood Rentals LP or
Current Occupant
900 S. Washington Ave.
Columbus, OH 43206

Javier & Lois Invernizzi or
Current Occupant
227 E. Sycamore St.
Columbus, OH 43206

EJSM, LLC or Current Occupant
378 Walhalla Rd.
Columbus, OH 43202

AREA COMMISSION/CIVIC GROUP:

German Village Commission
50 W. Gay Street
Columbus, OH 43215

Anthony Meyer & Thomas Mason
or Current Occupant
626 S. Fifth St.
Columbus, OH 43206

Catherine Hunsinger or
Current Occupant
228 Lear St.
Columbus, OH 43206

Gary Harvey & Dennis Furger or
Current Occupant
225 Lear St.
Columbus, OH 43206

Robert & Molly Tafrate or
Current Occupant
636 S. Fifth St.
Columbus, OH 43206

Rebecca Perry or Current Occupant
821 City Park Ave.
Columbus, OH 43206

Jennifer Heitmeyer & James Panzer
or Current Occupant
220 Sycamore St.
Columbus, OH 43206

CMZ Real Estate LLC or
Current Occupant
2612 Tally Ho Dr.
Blacklick, OH 43004

Scott & Gretchen Mote or
Current Occupant
195 Sycamore St.
Columbus, OH 43206

Board of Zoning Adjustment Application

757 Carolyn Avenue, Columbus, Ohio 43224
Phone: 614-645-7433 • www.bzs.columbus.gov

STATEMENT IN SUPPORT OF VARIANCE(S)

APPLICATION #

3307.09 Variances by Board.

- A. The Board of Zoning Adjustment shall have the power, upon application, to grant variances from the provisions and requirements of this Zoning Code (except for those under the jurisdiction of the Graphics Commission and except for use variances under the jurisdiction of the Council). The board shall take into account all of the following facts and conditions when considering variances:
1. Whether the property in question will yield a reasonable return or whether there can be any beneficial use of the property without a variance.
 2. Whether the variance is substantial.
 3. Whether the essential character of the neighborhood would be substantially altered or whether adjoining properties would suffer a substantial detriment as a result of the variance.
 4. Whether the variance would adversely affect the delivery of governmental services (e.g., water, sewer, refuse service).
 5. Whether the property owner purchased the property with knowledge of the zoning restriction.
 6. Whether the property owner's predicament feasibly can be obviated through some method other than a variance.
 7. Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting the variance.
- B. In granting a variance, the Board may impose such requirements and conditions regarding the location, character, and other features of the proposed uses or structures as the Board deems necessary to carry out the intent and purpose of this Zoning Code and to otherwise safeguard public safety and welfare.
- C. Nothing in this section shall be construed as authorizing the Board to affect changes in the Zoning Map or to add to the uses permitted in any district.

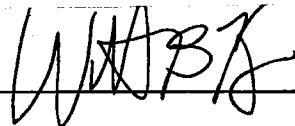
List all sections of Code to be varied and explain your reasoning as to why this request should be granted.

PLEASE NOTE: It is the applicant's responsibility to identify all variances required for the project. If any necessary variances are not included, a new application (and applicable fees) will be required.

I have read the foregoing and believe my application for relief from the requirements of the Zoning Code demonstrates practical difficulty as contemplated by that section, in the following ways (use separate page if needed or desired):

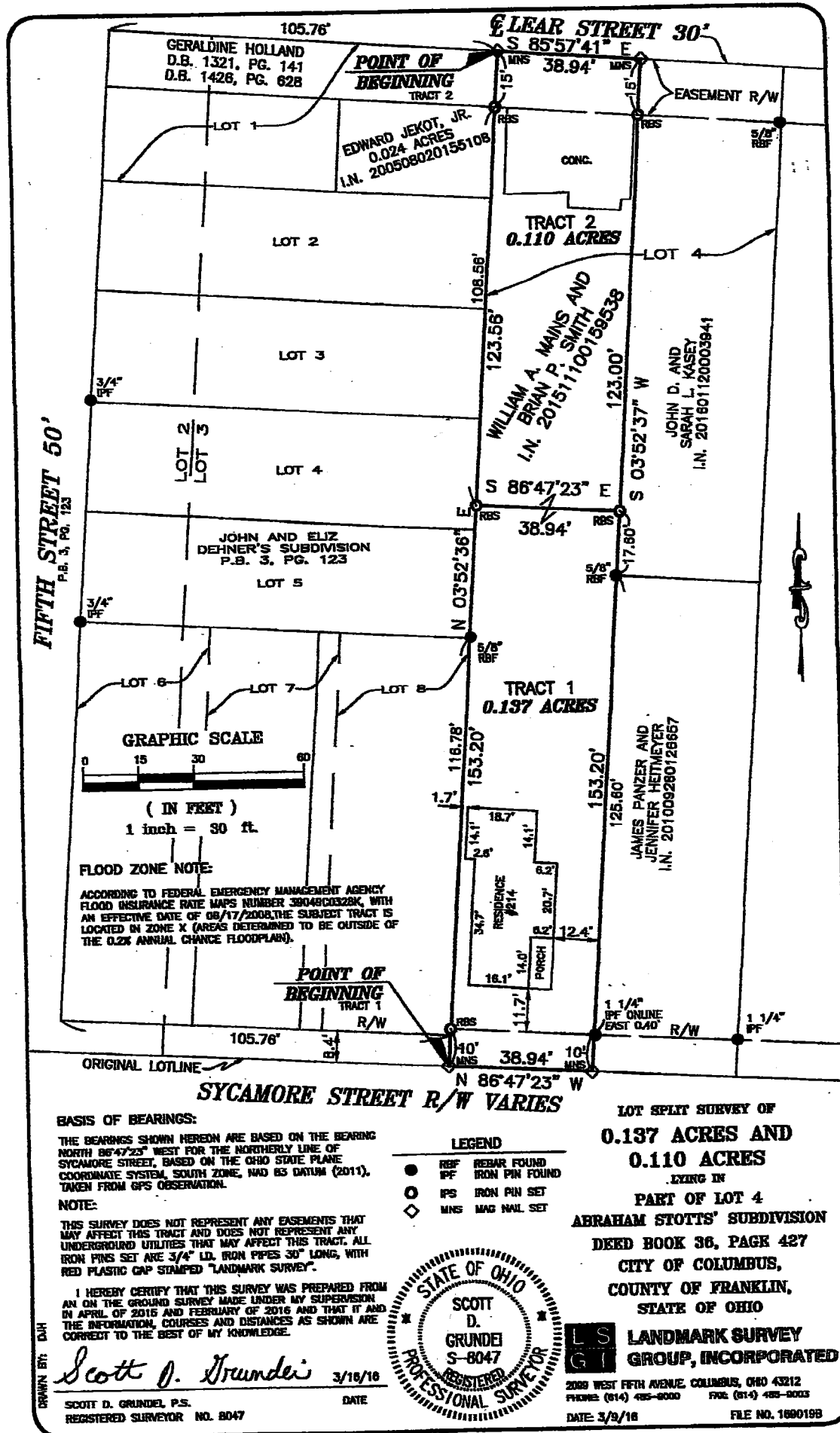
THIS APPLICANT IS REQUESTING VARIANCES TO LOT SPLIT THE REAR PORTION AS A SINGLE FAMILY SITE , AS OTHER PROPERTY OWNERS HAVE ALREADY DONE ON THIS BLOCK. THIS PROPERTY IS THE ONLY ONE NOT SPLIT IN THIS VICINITY. THIS SPECIAL CIRCUMSTANCE MAKES IT NECESSARY TO GRANT SAID VARIANCES IN ORDER TO PRESERVE A SUBSTANTIAL PROPERTY RIGHT ALREADY ENJOYED BY OTHER PROPERTY OWNERS . IT WOULD FILL IN THE STREETScape APPROPRIATELY ALONG LEAR STREET AND OFF STREET PARKING WOULD BE ACCOMMODATED FOR BOTH LOTS. GRANTING OF SAID VARIANCES SHALL NOT BE INJURIOUS TO NEIGHBORING PROPERTIES AND WILL NOT BE CONTRARY TO THE PUBLIC INTEREST OR INTENT OF THE ZONING CODE. THIS CONDITION IS NOT A RESULT OF ACTIONS BY THIS HOMEOWNER.

Signature of Applicant



Date

1-16-18



BASIS OF BEARINGS:
THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING NORTH 86°47'23" WEST FOR THE NORTHERLY LINE OF SYCAMORE STREET, BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 83 DATUM (2011), TAKEN FROM GPS OBSERVATION.

NOTE:
THIS SURVEY DOES NOT REPRESENT ANY EASEMENTS THAT MAY AFFECT THIS TRACT AND DOES NOT REPRESENT ANY UNDERGROUND UTILITIES THAT MAY AFFECT THIS TRACT. ALL IRON PINS SET ARE 3/4" I.D. IRON PIPES 30" LONG, WITH RED PLASTIC CAP STAMPED "LANDMARK SURVEY".

I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED FROM AN ON THE GROUND SURVEY MADE UNDER MY SUPERVISION IN APRIL OF 2015 AND FEBRUARY OF 2016 AND THAT IT AND THE INFORMATION, COURSES AND DISTANCES AS SHOWN ARE CORRECT TO THE BEST OF MY KNOWLEDGE.

Scott D. Grundel 3/16/16
SCOTT D. GRUNDEL, P.S.
REGISTERED SURVEYOR NO. 8047
DATE



Legal Description

Situated in the County of Franklin, State of Ohio and in the City of Columbus:

Being the west one-half of Lot No. 4 of ABRAHAM STOTT'S SUBDIVISION of a part of Half Section 27, Township 5, Range 22, Refugee Lands, as the same is numbered and delineated upon the recorded plat thereof, of record in Deed Book 36, Page 427, Recorder's Office, Franklin County, Ohio.

Property Known As: 214 E. Sycamore Street, Columbus, OH 43206

Prior Instrument Reference No.: 201511100159538

Parcel No.: 010-012911-00

DESCRIPTION OF A
0.137 ACRE TRACT
EAST OF
FIFTH STREET AND
NORTH OF SYCAMORE STREET
TRACT 1

Situate in the State of Ohio, County of Franklin, City of Columbus, being part of Lot 4 of Abraham Stotts' Subdivision as shown and delineated in Deed Book 36, Page 427, of which being conveyed to William A. Mains and Brian P. Smith, by deed of record in Instrument Number 201511100159538, Recorder's Office, Franklin County, Ohio, and being bounded and more particularly described as follows:

BEGINNING, at a MAG nail set in Sycamore Street (r/w varies), at the southwesterly corner of said Lot 4 and the southeasterly corner of Lot 3 of said Abraham Stotts' Subdivision, and being the southwesterly corner of said Mains and Smith tract;

Thence North 03°52'36" East, a distance of 153.20 feet, passing a rebar set on the northerly line of said Sycamore street at a distance of 10 feet and passing a 5/8" rebar found at the easterly common corner of said Lot 8 and Lot 5 of John and Eliz Dehner's Subdivision as shown and delineated in Plat Book 3, Page 123, at a distance of 116.78 feet, along the line common to said Lot 4, said Mains and Smith tract, said Lot 8, said Lot 5 and Lot 4 of said John and Eliz Dehner's Subdivision, to a rebar set;

Thence South 86°47'23" East, a distance of 38.94 feet, across said Mains and Smith tract and said Lot 4, to a rebar set on the line common to said Mains and Smith tract and a tract of land conveyed to John D. and Sarah L. Kasey, by deed of record in Instrument Number 201601120003941;

Thence South 03°52'37" West, a distance of 153.20 feet, passing a 5/8 inch rebar found at the westerly common corner of said Kasey tract and a tract of land conveyed to James Panzer and Jennifer Heitmeyer, by deed of record in Instrument Number 2011009280126657 at a distance of 17.60 feet and passing a 1 1/4 " iron pin found at a distance of 143.20 feet (offline 0.40 feet easterly) in the northerly line of said Sycamore Street, along the line common to said Mains and Smith tract, said Kasey tract and said Panzer and Heitmeyer tract, to a MAG nail set, in said Sycamore Street at the southerly common corner of said Mains and Smith tract and said Panzer and Heitmeyer tract and on the southerly line of said Lot 4;

Thence North 86°47'23" West, a distance of 38.94 feet, along the line common to said Mains and Smith tract, said Lot 4 and across said Sycamore Street, to the **POINT OF BEGINNING**, containing 0.137 acres, more or less and being subject to all easements, restrictions and rights-of-way of record.

The bearings in the above description are based on the bearing of North 86°47'023" West for the northerly line of Sycamore Street, based on the Ohio State Plane Coordinate System, South Zone, NAD 83 Datum (2011), taken from GPS observation.

All rebar set are 5/8 inch DIA. 30 inches in length, with a red plastic cap stamped with the name "Landmark Survey".

The above description is based on record information and an actual field survey performed in February of 2016.



LANDMARK SURVEY GROUP, INC.

Scott D. Grundel 3/16/16
Scott D. Grundel, P.S. Date
Registered Surveyor No. 8047



COPY



**BOARD ORDER
BOARD OF ZONING ADJUSTMENT
CITY OF COLUMBUS, OHIO
AUGUST 22, 2017**

1. Application No.: BZA16-129
Location: 214 EAST SYCAMORE STREET (43206), located on the north side of East Sycamore Street, approximately 100 feet east of South 5th Street.
Area Comm./Civic: German Village Commission
Existing Zoning: R-2F, Residential. District
Request: Variance(s) to Section(s):
 3332.14, R-2F area district requirements.
 To reduce the required lot area from 6,000 square feet to 5,576 square feet for lot 1 and to 4,216 square feet for lot 2.
 3332.21, Building lines.
 To reduce the building line from 10 feet to 3 feet for lot 2.
 3312.25, Maneuvering
 To allow maneuvering over parcel lines for lot 1.
 3332.19, Fronting.
 To allow a single-family dwelling to front on an alley rather than a public street.
Proposal: A lot split resulting in the construction of a detached garage for an existing dwelling on lot 1 and the construction of both a single-family dwelling and detached garage on lot 2.
Applicant(s): William A. Mains
 227 East Deshler Avenue
 Columbus, Ohio 43206
Attorney/Agent: William Hugus, Architect
 750 Mohawk Street
 Columbus, Ohio 43206
Property Owner(s): Applicant
Case Planner: Jamie Freise, 645-6350
E-mail: JFFreise@Columbus.gov

RESULTS: APPROVED

VOTE: 4-0

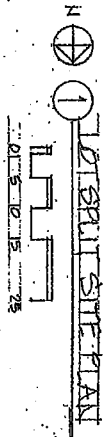
CONDITIONS: A cross-access easement will be required for the owner of lot 1 to access the garage from Lear Street.

MEMBER

James V. Maniace (Chair)	yes
John Behal	yes
Bill DeMora	absent
Michael Jones	yes
Eleanor Palmer	yes

Signature of **STAFF MEMBER** in attendance, certifying that the outcome of this case was as reported above:

James V. Maniace 24 Aug. 2017
 Name Date



(PASSED 8-22-17)

{ filed easements shall be required }

3342.15 Maneuvers

(223) Front Yard setback from 10' to 3'

32.21 (F) Building Lines

(223) To Permit a Residence To Front on a Public Alley

3332.19 Fronting on a Public Street

(223) Lot area from 6,000 sf to 4,216 sf

3332.14 R-2F Area District Requirements

Variances Required:

TRACT 1 = 214 E. Sycamore St
TRACT 2 = 223 Lear St

BZA # 16-129

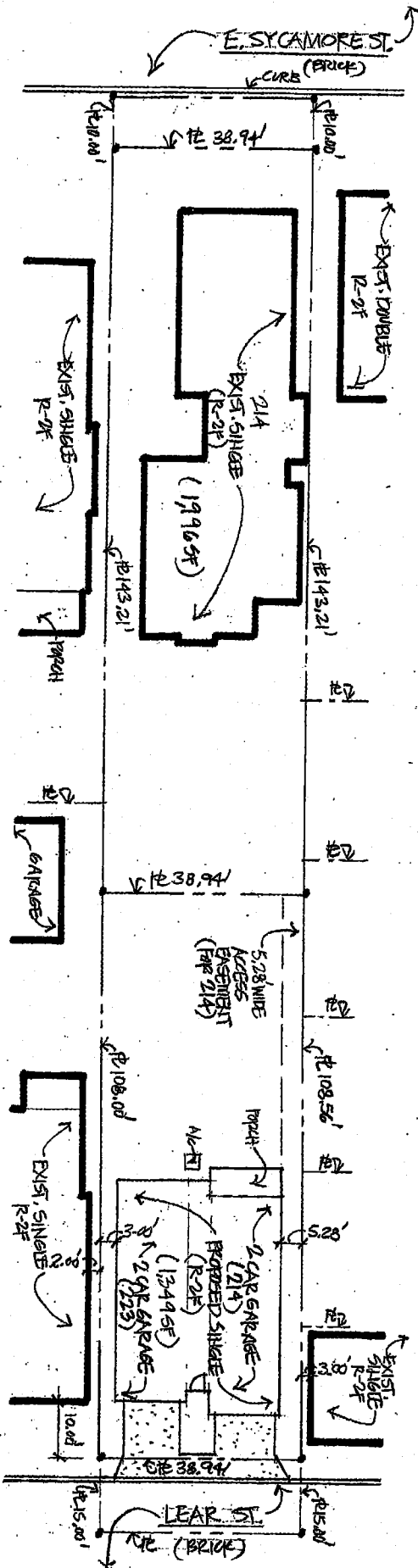
CONCEPT
CON. DOCS
REVISION 6-27-17

214 E SYCAMORE ST.
773 LEAR ST.
COLUMBUS OHIO 43206

The drawings and written materials appearing herein constitute the original and unpublished work and remain the property of WILLIAM HUGHES ARCHITECTS LTD. and the same may not be duplicated, used or disclosed without the written consent of WILLIAM HUGHES ARCHITECTS LTD.



WILLIAM HUGUS ARCHITECTS LTD
750 Mohawk Street • Columbus • Ohio 43206 614-221-2724



BZA # 16-129
(8-22-17)

TRACT 1 = 214 E. Sycamore St
TRACT 2 = 223 Lear St

Variances Required ;

3332.14 R-2F Area District Requirements

(214) Lot area from 6,000 sf to 5,576 sf

333219 Fronting on a Public Street

(223) To Permit a Residence To Front on a Public Alley

3332.21 (F) Building Lines

(223) Front Yard setback from 10' to 3'

3342.15 Maneuvering

(214) From maneuvering on site to maneuvering off site
(filed easements shall be required)

Additional Variances to BZA # 16-129 (passed 8-22-2017)

33312.49 Required Parking To provide 2 off street parking spaces for 214 on 223 site

223 LEARST SITE PLAN

015 10 15 25

CONCEPT
CON. DOCS
REVISION 1-6-13

223 LEAR ST.
COLUMBUS, OH 43206

The drawings and written material appearing herein constitute the original and unpublished work and remain the property of WILLIAM HUBBS ARCHITECTS LTD. and the same may not be duplicated, copied or disclosed without the written consent of WILLIAM HUBBS ARCHITECTS LTD.



WILLIAMHUGUSARCHITECTSLTD

750 Mohawk Street • Columbus • Ohio 43206 614-221-2724

Board of Zoning Adjustment Application

757 Carolyn Avenue, Columbus, Ohio 43224
Phone: 614-645-7433 • www.bzs.columbus.gov

PROJECT DISCLOSURE STATEMENT

Parties having a 5% or more interest in the project that is the subject of this application.

THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not indicate 'NONE' in the space provided.

APPLICATION # _____

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) WILLIAM B. HUGHS

of (COMPLETE ADDRESS) 750 MADAWK ST. COL, OH 43206

deposes and states that (he/she) is the APPLICANT, AGENT, OR DULY AUTHORIZED ATTORNEY FOR SAME and the following is a list of all persons, other partnerships, corporations or entities having a 5% or more interest in the project which is the subject of this application and their mailing addresses:

NAME

COMPLETE MAILING ADDRESS

WILLIAM A. MAHLS

214 E. SYCAMORE ST. COL, OH 43206

BRIAN P. SMITH

214 E. SYCAMORE ST. COL, OH 43206

SIGNATURE OF AFFIANT

[Handwritten Signature]

Sworn to before me and signed in my presence this 15th day of January, in the year 2018

[Handwritten Signature]

SIGNATURE OF NOTARY PUBLIC

Notary Seal Here

My Commission Expires _____



PLEASE NOTE: Incomplete information will result in the rejection of this submittal.
Applications must be submitted by appointment. Call 614-645-4522 to schedule.